

SECTION IX. ADMINISTRATIVE AND PROFESSIONAL DISTRICTS.

- A. In Administrative and Professional Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following:
1. Any purpose authorized in the Single Residence Districts;
 2. Administrative offices, clerical offices, statistical offices, professional offices, establishments for research and development, including light manufacturing incidental to such research and development, and any additional use for which a special permit may be obtained in accordance with SECTION XXV. after the determination by the Special Permit Granting Authority that the proposed use is similar to one or more of the uses specifically authorized by this SECTION IX. also, in connection therewith, the parking of motor vehicles and such other accessory uses as are customary; all subject to conformity with the following requirements:
 - a. No building or other structure shall be erected or placed on a lot containing less than forty thousand (40,000) square feet in area.
 - b. No building or addition to any building shall be erected or placed on a lot which will result in the covering by buildings of more than 20% of the lot area.
 - c. No building or structure other than accessory buildings shall be located within fifty (50) feet of any property boundary line abutting a public or private way or within fifty (50) feet of any other property boundary line. No accessory buildings may be erected within thirty (30) feet of any such property boundary lines.
 - d. Off-street parking shall be provided in accordance with SECTION XXI.
 - e. PROJECT APPROVAL. The provisions of SECTION XVIA. PROJECT APPROVAL. shall apply.
 - f. FLOOR AREA RATIO: The maximum floor area ratio as defined in SECTION IA. DEFINITIONS. shall be 0.30.
- B. As to any project proposed to be built on land within the Administrative and Professional District containing at least fourteen (14) contiguous acres within such District and having its principal driveway within 1,000 feet of an access ramp to or from a road which is part of the interstate highway system, the Planning Board shall, upon a finding that the following requirements have been satisfied, grant a special permit allowing (i) an

increase in the maximum Floor Area Ratio above 0.3 (but not in excess of 0.4) as provided below, and (ii) an increase in the maximum number of stories to four:

1. Setbacks.

From residential land

The minimum setback of buildings from property boundary lines of land used for residential purposes shall be 100 feet.

From non-residential land

The minimum setback of buildings from property boundary lines of land used for purposes other than residential purposes shall be 50 feet.

2. Screening. The setback areas abutting land used for residential purposes shall be landscaped and screened by way of berms and plantings sufficient to substantially shield abutting land from parking areas and buildings, all in accordance with a plan drawn by a registered landscape architect. This plan shall be reviewed and approved by the Design Review Board. The approved screening plan shall be incorporated into the required Project Approval under Section XVIA.
3. Lighting. An exterior lighting plan showing the location and design of light posts and luminaries for all exterior lighting shall be reviewed and approved by the Design Review Board. Unless specifically otherwise approved, no light posts shall exceed 18 feet in height from the applicable surface grade, and luminaries shall be of a type having a total cutoff of less than 90 degrees, and shall direct the light onto the site. The approved lighting plan shall be incorporated into the required Project Approval under Section XVIA.
4. Minimum Open Space. Open space, as defined in Section 1A, shall be at least thirty percent (30%) of the lot area, and open space equal to at least fifteen percent (15%) of the lot area shall be contiguous.
5. Site Security. The petitioner shall present to the Planning Board a certification by the Chief of Police to the effect that the petitioner has proposed a written plan for site security, which plan has been approved by the Chief of Police.
6. Traffic Management. The Board of Selectmen shall have approved a Traffic Demand Management ("TDM") program. The goal of the TDM program shall be to promote the efficient management and reduction of vehicle trips to and from the site, through the use of practices that may include (but shall not be limited to) car pooling, van pooling, ride sharing, flexible/staggered work hours, four day work weeks, membership and participation in programs of a transportation management agency, shuttle services to and from public transportation, and the use of on-site services, such as food service, banking and fitness facilities for occupants of the project and their guests.

Upon a finding by the Planning Board that the proposed plan and project description (i) satisfies the foregoing requirements, and (ii) shows that the total open space exceeds thirty percent (30%) of the lot area, and (iii) shows that at least ten percent (10%) of the lot area is Enhanced Open Space (as defined below), the Planning Board shall grant a special permit allowing an increase in floor area ratio (as defined in Section IA. DEFINITIONS) above 0.30 (but in no event in excess of 0.40), as follows: there shall be allowed an increase in FAR of 0.01 for each percent of open space over thirty percent (30%). If the Planning Board is unable to make the findings described in clauses (i)-(iii) above, the Planning Board shall not issue any such special permit.

The term "Enhanced Open Space" shall mean open space that enhances the quality of the community, such as (i) so-called "fitness trails" or walking/jogging paths, that may be made available to the public for passive recreational uses, or (ii) open space that enriches the local environmental and aesthetic and visual quality of the town, such as large (in excess of one acre) wooded or other open areas that are visible from public ways, or (iii) significant areas of contiguous open space that enhance the efficient absorption and drainage of storm water. With respect to open space that is made available for use by the public, the availability of such areas to the public may be limited or otherwise regulated (such as with respect to hours of availability) in a manner that is consistent with the operation, security and management of corporate office facilities.